HOUSING MARKET INFORMATION

HOUSING NOW TABLES

Ottawa[1]

Date Released: June 2018

[1] Ontario part of Ottawa-Gatineau CMA

Canada

CMHC SCHL

Publication Update!

CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

As a result, the ***Housing Now*** report has become the ***Housing Now Tables*** and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

In addition, CMHC will be launching a new publication named the ***Housing Market Insight***. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The ***Housing Market Insight*** will be released shortly.

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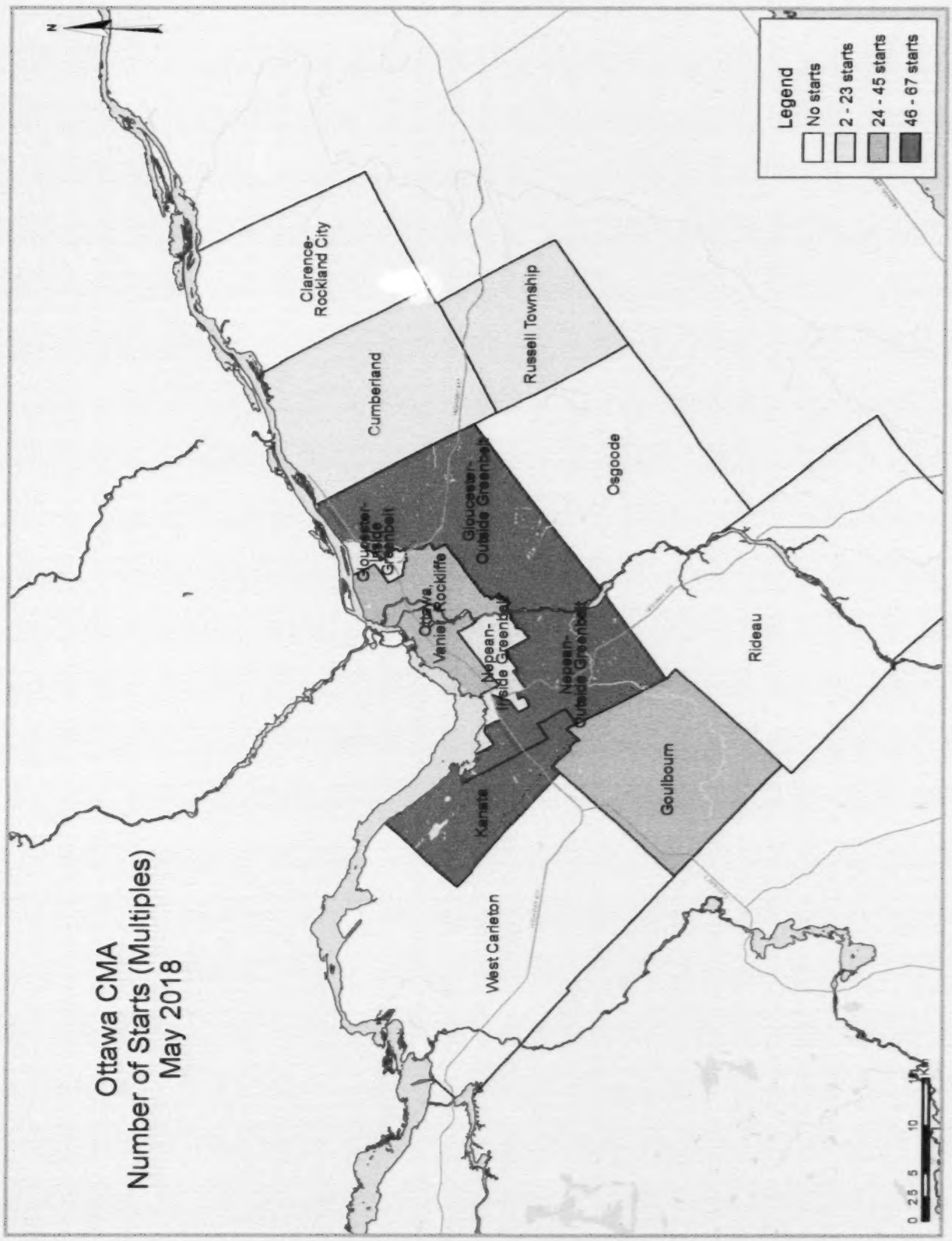
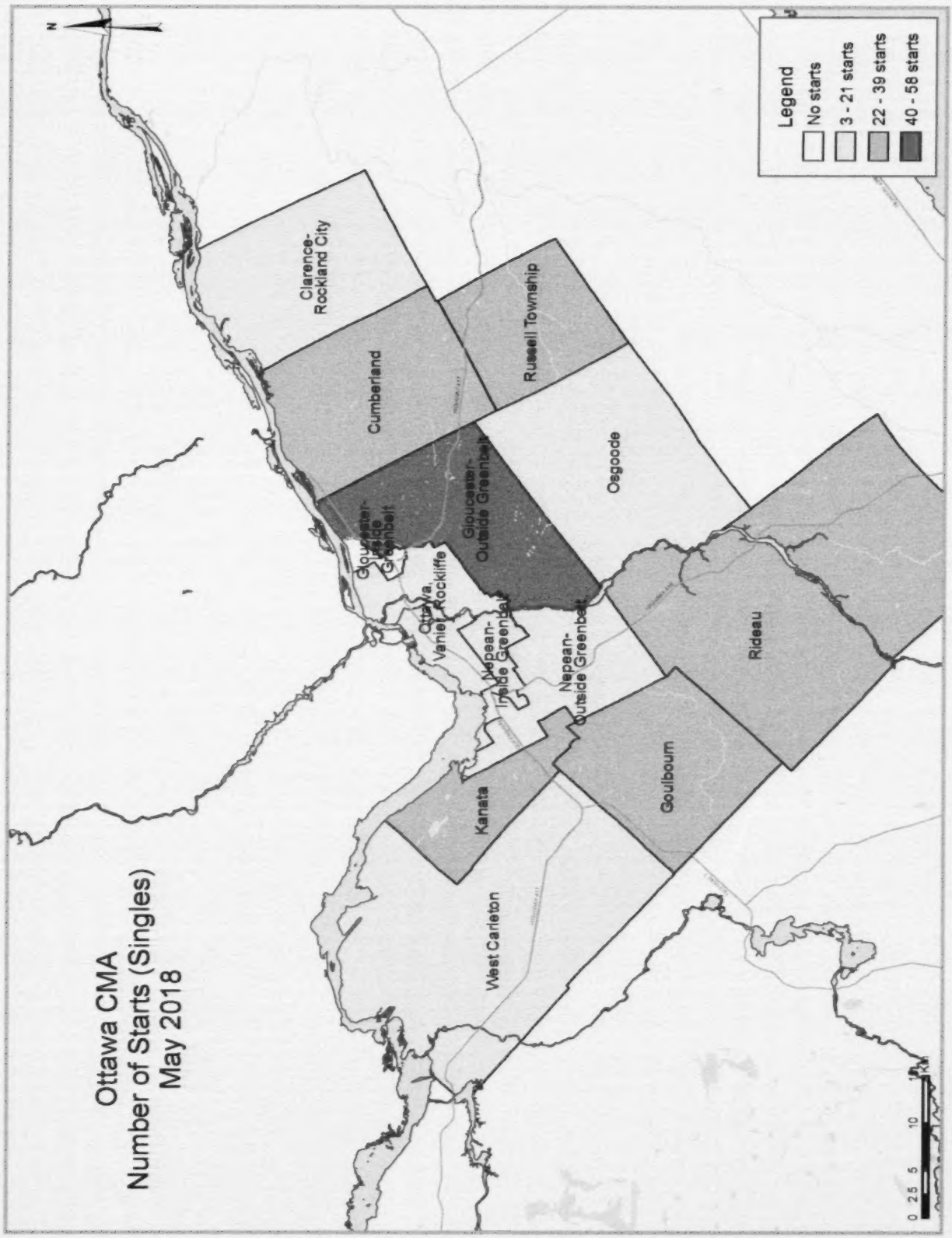
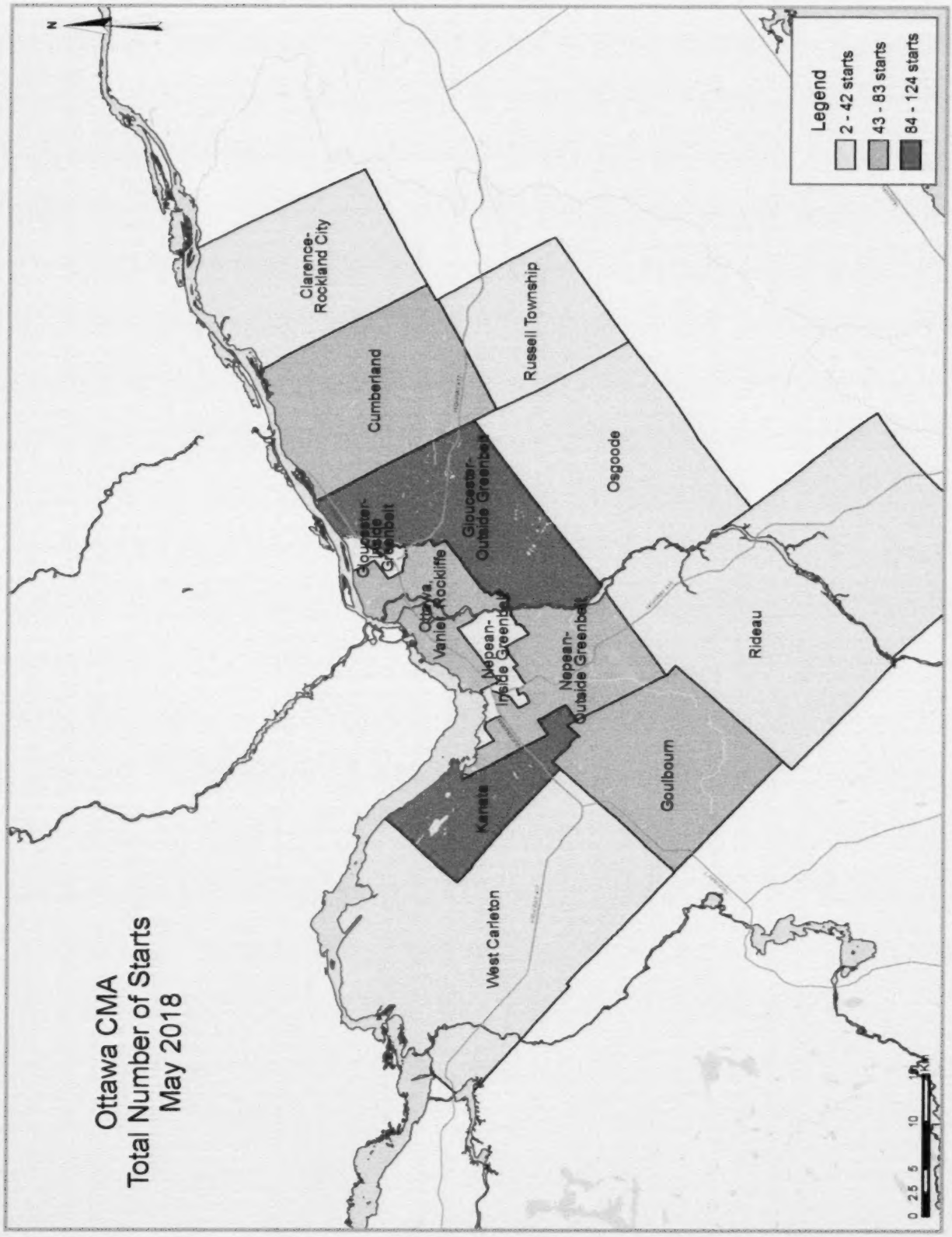
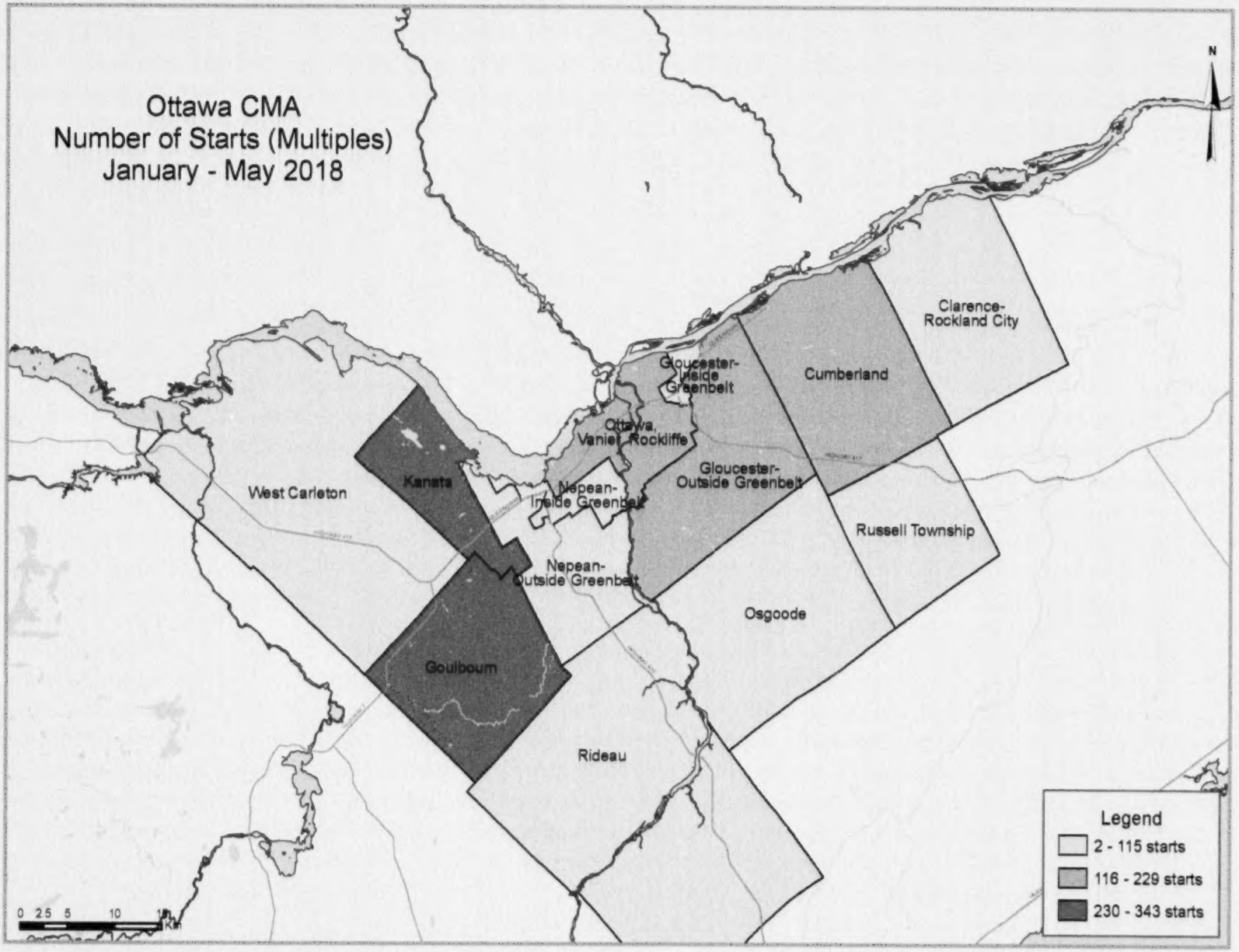
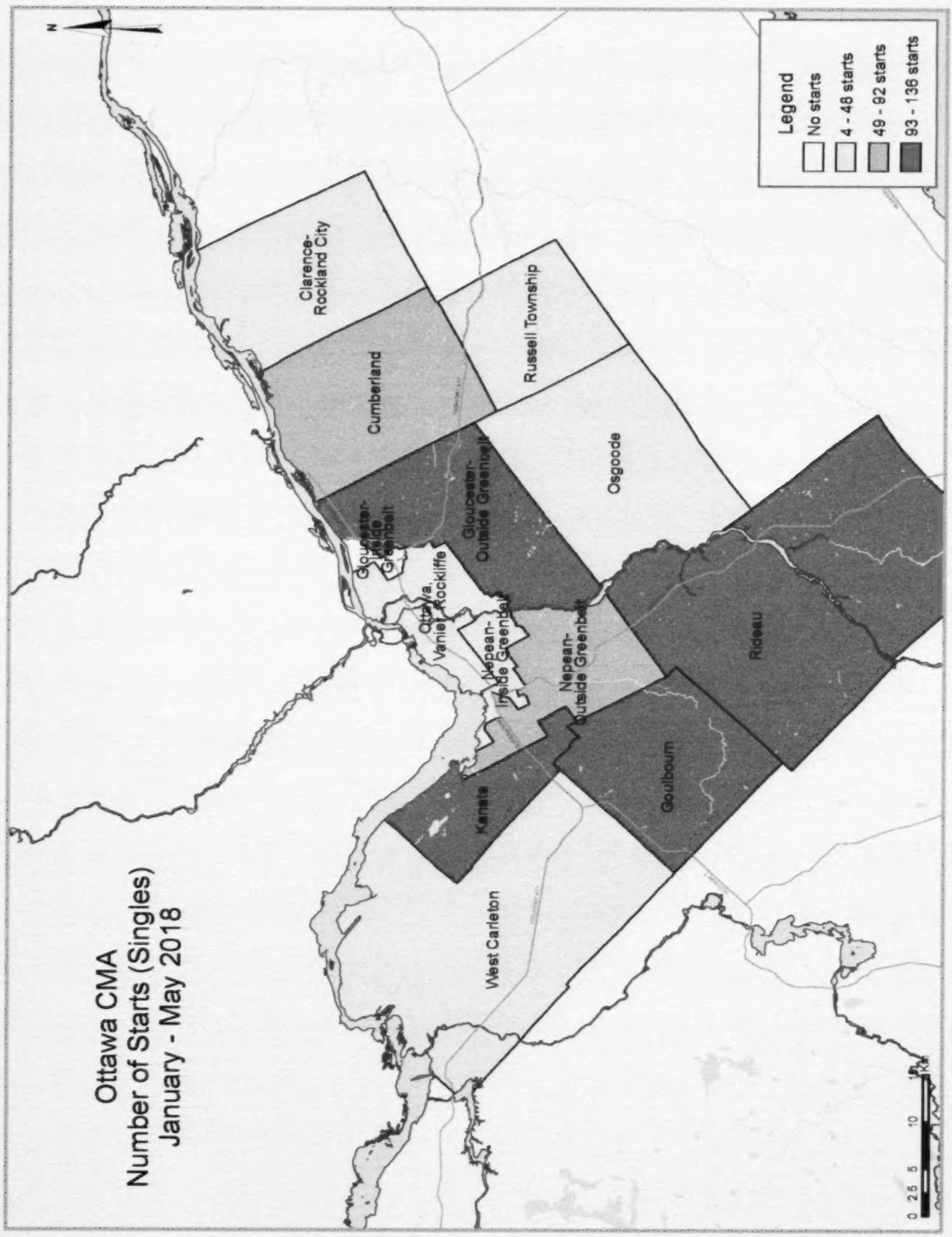

Ottawa CMA
Number of Starts (Multiples)
May 2018
Legend
No starts
2 - 23 starts
24 - 45 starts
46 - 67 starts
N
Clarence-Rockland City
Cumberland
Russell Township
Osgoode
Rideau
Gloucester-Outside Greenbelt
Gloucester-Inside Greenbelt
Ottawa, Vanier, Rockliffe
Nepean-Inside Greenbelt
Nepean-Outside Greenbelt
Kanata
Goulbourn
West Carleton
0 2.5 5 10 15 KM


Ottawa CMA
Number of Starts (Singles)
May 2018
N
Legend
No starts
3 - 21 starts
22 - 39 starts
40 - 58 starts
Clarence-Rockland City
Cumberland
Russell Township
Osgoode
Rideau
Gloucester-Outside Greenbelt
Gloucester-Inside Greenbelt
Ottawa Vanier-Rockliffe
Nepean-Inside Greenbelt
Nepean-Outside Greenbelt
Goulbourn
Kanata
West Carleton
0 2.5 5 10 15


Ottawa CMA
Total Number of Starts
May 2018
N
Legend
2 - 42 starts
43 - 83 starts
84 - 124 starts
Clarence-Rockland City
Cumberland
Russell Township
Osgoode
Rideau
Goulbourn
West Carleton
Kanata
Nepean-Outside Greenbelt
Nepean-Inside Greenbelt
Ottawa, Vanier, Rockliffe
Gloucester-Outside Greenbelt
Gloucester-Inside Greenbelt
0 2.5 5 10


Ottawa CMA
Number of Starts (Multiples)
January - May 2018
N
Clarence-Rockland City
Cumberland
Gloucester-Inside Greenbelt
Ottawa, Vanier, Rockliffe
Gloucester-Outside Greenbelt
Kanata
West Carleton
Nepean-Inside Greenbelt
Russell Township
Nepean-Outside Greenbelt
Osgoode
Goulbourn
Rideau
Legend
2 - 115 starts
116 - 229 starts
230 - 343 starts
0 2.5 5 10 15 Km


Ottawa CMA
Number of Starts (Singles)
January - May 2018
Legend
No starts
4 - 48 starts
49 - 92 starts
93 - 136 starts
N
Clarence-Rockland City
Cumberland
Russell Township
Osgoode
Gloucester-Inside Greenbelt
Gloucester-Outside Greenbelt
Ottawa, Vanier, Rockliffe
Nepean-Inside Greenbelt
Nepean-Outside Greenbelt
Rideau
Kanata
Goulbourn
West Carleton
0 2.5 5 10

Ottawa CMA
Total Number of Starts
January - May 2018
N
Legend
2 - 161 starts
162 - 320 starts
321 - 479 starts
Clarence-Rockland City
Cumberland
Russell Township
Osgoode
Rideau
Gloucester-Outside Greenbelt
Gloucester-Inside Greenbelt
Ottawa, Vanier, Rockliffe
Nepean-Inside Greenbelt
Nepean-Outside Greenbelt
Kanata
Goulbourn
West Carleton
0 2.5 5 10

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units
5	MLS® Residential Activity
6	Economic Indicators

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend) May 2018		
Ottawa CMA[1]	April 2018	May 2018
Trend[2]	7,118	6,272
SAAR	6,930	6,198
	May 2017	May 2018
Actual		
May - Single-Detached	186	254
May - Multiples	430	307
May - Total	616	561
January to May - Single-Detached	629	773
January to May - Multiples	1,804	1,245
January to May - Total	2,433	2,018

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1: Housing Activity Summary of Ottawa-Gatineau CMA (Ontario Portion) May 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
May 2018	254	20	219	0	0	36	0	32	561
May 2017	186	18	130	0	0	66	0	216	616
% Change	36.6	11.1	68.5	n/a	n/a	-45.5	n/a	-85.2	-8.9
Year-to-date 2018	773	114	597	0	0	106	11	401	2,018
Year-to-date 2017	629	78	496	0	0	667	7	556	2,433
% Change	22.9	46.2	20.4	n/a	n/a	-84.1	57.1	-27.9	-17.1
UNDER CONSTRUCTION									
May 2018	1,441	218	1,411	0	46	1,901	15	1,764	6,812
May 2017	1,173	172	1,224	0	36	1,931	90	1,309	5,935
% Change	22.8	26.7	15.3	n/a	27.8	-1.6	-83.3	34.8	14.8
COMPLETIONS									
May 2018	238	12	172	0	0	30	11	46	509
May 2017	169	8	114	0	0	82	2	24	399
% Change	40.8	50.0	50.9	n/a	n/a	-63.4	**	91.7	27.6
Year-to-date 2018	903	74	752	0	0	331	21	479	2,560
Year-to-date 2017	750	78	625	0	0	146	24	159	1,782
% Change	20.4	-5.1	20.3	n/a	n/a	126.7	-12.5	**	43.7
COMPLETED & NOT ABSORBED									
May 2018	101	23	112	0	2	272	n/a	n/a	510
May 2017	114	33	145	0	4	418	n/a	n/a	714
% Change	-11.4	-30.3	-22.8	n/a	-50.0	-34.9	n/a	n/a	-28.6
ABSORBED									
May 2018	254	15	188	0	0	42	n/a	n/a	499
May 2017	169	10	113	0	2	68	n/a	n/a	362
% Change	50.3	50.0	66.4	n/a	-100.0	-38.2	n/a	n/a	37.8
Year-to-date 2018	917	78	788	0	3	448	n/a	n/a	2,234
Year-to-date 2017	759	79	641	0	5	243	n/a	n/a	1,727
% Change	20.8	-1.3	22.9	n/a	-40.0	84.4	n/a	n/a	29.4

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
May 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Ottawa City									
May 2018	217	18	219	0	0	36	0	32	522
May 2017	170	16	120	0	0	46	0	204	556
Ottawa, Vanier, Rockcliffe									
May 2018	8	10	0	0	0	0	0	30	48
May 2017	19	6	10	0	0	0	0	204	239
Nepean inside greenbelt									
May 2018	4	2	9	0	0	0	0	0	15
May 2017	2	0	0	0	0	0	0	0	2
Nepean outside greenbelt									
May 2018	15	0	55	0	0	12	0	0	82
May 2017	47	2	17	0	0	32	0	0	98
Gloucester inside greenbelt									
May 2018	0	2	0	0	0	0	0	0	2
May 2017	0	0	0	0	0	0	0	0	0
Gloucester outside greenbelt									
May 2018	58	0	54	0	0	10	0	2	124
May 2017	17	2	43	0	0	0	0	0	62
Kanata									
May 2018	24	0	53	0	0	14	0	0	91
May 2017	34	0	0	0	0	14	0	0	48
Cumberland									
May 2018	24	0	19	0	0	0	0	0	43
May 2017	11	0	24	0	0	0	0	0	35
Goulbourn									
May 2018	37	4	29	0	0	0	0	0	70
May 2017	20	6	22	0	0	0	0	0	48
West Carleton									
May 2018	3	0	0	0	0	0	0	0	3
May 2017	2	0	4	0	0	0	0	0	6
Rideau									
May 2018	29	0	0	0	0	0	0	0	29
May 2017	11	0	0	0	0	0	0	0	11
Osgoode									
May 2018	15	0	0	0	0	0	0	0	15
May 2017	7	0	0	0	0	0	0	0	7
Clarence-Rockland City									
May 2018	15	0	0	0	0	0	0	0	15
May 2017	3	0	6	0	0	20	0	12	41
Russell Township									
May 2018	22	2	0	0	0	0	0	0	24
May 2017	13	2	4	0	0	0	0	0	19
Ottawa-Gatineau CMA (Ontario portion)									
May 2018	254	20	219	0	0	36	0	32	561
May 2017	186	18	130	0	0	66	0	216	616

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
May 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Ottawa City									
May 2018	1,377	204	1,389	0	28	1,867	15	1,764	6,660
May 2017	1,129	160	1,202	0	36	1,911	90	1,250	5,778
Ottawa, Vanier, Rockcliffe									
May 2018	103	108	87	0	8	1,294	15	1,013	2,644
May 2017	114	80	56	0	8	1,533	24	967	2,782
Nepean inside greenbelt									
May 2018	17	6	9	0	0	198	0	0	230
May 2017	20	0	0	0	0	60	0	0	80
Nepean outside greenbelt									
May 2018	182	6	201	0	0	116	0	0	505
May 2017	266	22	278	0	0	127	48	53	794
Gloucester inside greenbelt									
May 2018	1	2	0	0	0	0	0	226	229
May 2017	2	0	0	0	0	0	0	44	46
Gloucester outside greenbelt									
May 2018	179	10	263	0	20	10	0	2	484
May 2017	165	8	271	0	12	36	18	0	510
Kanata									
May 2018	211	12	265	0	0	42	0	338	868
May 2017	207	4	174	0	0	71	0	184	640
Cumberland									
May 2018	137	6	213	0	0	145	0	0	501
May 2017	62	12	251	0	16	24	0	0	365
Goulbourn									
May 2018	269	38	339	0	0	62	0	185	893
May 2017	109	24	140	0	0	48	0	0	321
West Carleton									
May 2018	37	4	0	0	0	0	0	0	41
May 2017	25	0	8	0	0	0	0	1	34
Rideau									
May 2018	195	10	12	0	0	0	0	0	217
May 2017	119	10	24	0	0	12	0	1	166
Osgoode									
May 2018	46	2	0	0	0	0	0	0	48
May 2017	40	0	0	0	0	0	0	0	40
Clarence-Rockland City									
May 2018	27	4	18	0	18	34	0	0	101
May 2017	16	6	12	0	0	20	0	24	78
Russell Township									
May 2018	37	10	4	0	0	0	0	0	51
May 2017	28	6	10	0	0	0	0	35	79
Ottawa-Gatineau CMA (Ontario portion)									
May 2018	1,441	218	1,411	0	46	1,901	15	1,764	6,812
May 2017	1,173	172	1,224	0	36	1,931	90	1,309	5,935

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
May 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Ottawa City									
May 2018	205	12	169	0	0	30	9	42	467
May 2017	161	6	110	0	0	82	2	24	385
Ottawa, Vanier, Rockcliffe									
May 2018	15	6	14	0	0	0	9	4	48
May 2017	5	0	8	0	0	0	2	0	15
Nepean inside greenbelt									
May 2018	0	2	0	0	0	0	0	0	2
May 2017	1	0	0	0	0	0	0	0	1
Nepean outside greenbelt									
May 2018	38	2	14	0	0	0	0	12	66
May 2017	19	0	25	0	0	48	0	24	116
Gloucester inside greenbelt									
May 2018	0	0	0	0	0	0	0	0	0
May 2017	0	0	0	0	0	0	0	0	0
Gloucester outside greenbelt									
May 2018	42	0	23	0	0	16	0	26	107
May 2017	30	2	23	0	0	24	0	0	79
Kanata									
May 2018	21	0	56	0	0	14	0	0	91
May 2017	56	0	28	0	0	0	0	0	84
Cumberland									
May 2018	41	0	31	0	0	0	0	0	72
May 2017	25	0	18	0	0	10	0	0	53
Goulbourn									
May 2018	26	2	27	0	0	0	0	0	55
May 2017	12	2	8	0	0	0	0	0	22
West Carleton									
May 2018	3	0	0	0	0	0	0	0	3
May 2017	0	0	0	0	0	0	0	0	0
Rideau									
May 2018	15	0	4	0	0	0	0	0	19
May 2017	10	2	0	0	0	0	0	0	12
Osgoode									
May 2018	4	0	0	0	0	0	0	0	4
May 2017	3	0	0	0	0	0	0	0	3
Clarence-Rockland City									
May 2018	25	0	3	0	0	0	2	0	30
May 2017	4	0	0	0	0	0	0	0	4
Russell Township									
May 2018	8	0	0	0	0	0	0	4	12
May 2017	4	2	4	0	0	0	0	0	10
Ottawa-Gatineau CMA (Ontario portion)									
May 2018	238	12	172	0	0	30	11	46	509
May 2017	169	8	114	0	0	82	2	24	399

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
May 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Ottawa City									
May 2018	84	17	104	0	2	266	n/a	n/a	473
May 2017	95	26	139	0	4	407	n/a	n/a	671
Ottawa, Vanier, Rockcliffe									
May 2018	4	9	9	0	2	182	n/a	n/a	206
May 2017	1	11	6	0	2	298	n/a	n/a	318
Nepean inside greenbelt									
May 2018	0	0	0	0	0	28	n/a	n/a	28
May 2017	0	0	0	0	0	35	n/a	n/a	35
Nepean outside greenbelt									
May 2018	5	1	14	0	0	22	n/a	n/a	42
May 2017	11	5	23	0	0	27	n/a	n/a	66
Gloucester inside greenbelt									
May 2018	0	0	0	0	0	0	n/a	n/a	0
May 2017	0	0	0	0	0	3	n/a	n/a	3
Gloucester outside greenbelt									
May 2018	26	2	37	0	0	19	n/a	n/a	84
May 2017	29	2	45	0	2	31	n/a	n/a	109
Kanata									
May 2018	6	0	5	0	0	12	n/a	n/a	23
May 2017	20	0	17	0	0	2	n/a	n/a	39
Cumberland									
May 2018	10	1	17	0	0	0	n/a	n/a	28
May 2017	10	2	12	0	0	10	n/a	n/a	34
Goulbourn									
May 2018	25	4	20	0	0	3	n/a	n/a	52
May 2017	18	5	31	0	0	1	n/a	n/a	55
West Carleton									
May 2018	0	0	0	0	0	0	n/a	n/a	0
May 2017	0	1	0	0	0	0	n/a	n/a	1
Rideau									
May 2018	7	0	2	0	0	0	n/a	n/a	9
May 2017	5	0	5	0	0	0	n/a	n/a	10
Osgoode									
May 2018	1	0	0	0	0	0	n/a	n/a	1
May 2017	1	0	0	0	0	0	n/a	n/a	1
Clarence-Rockland City									
May 2018	6	1	7	0	0	0	n/a	n/a	14
May 2017	9	0	6	0	0	0	n/a	n/a	15
Russell Township									
May 2018	11	5	1	0	0	6	n/a	n/a	23
May 2017	10	7	0	0	0	11	n/a	n/a	28
Ottawa-Gatineau CMA (Ontario portion)									
May 2018	101	23	112	0	2	272	n/a	n/a	510
May 2017	114	33	145	0	4	418	n/a	n/a	714

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
May 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Ottawa City									
May 2018	223	14	186	0	0	40	n/a	n/a	463
May 2017	158	9	109	0	2	68	n/a	n/a	346
Ottawa, Vanier, Rockcliffe									
May 2018	15	6	14	0	0	26	n/a	n/a	61
May 2017	6	1	5	0	0	2	n/a	n/a	14
Nepean inside greenbelt									
May 2018	0	2	0	0	0	2	n/a	n/a	4
May 2017	1	0	0	0	0	0	n/a	n/a	1
Nepean outside greenbelt									
May 2018	40	3	19	0	0	1	n/a	n/a	63
May 2017	21	2	23	0	0	27	n/a	n/a	73
Gloucester inside greenbelt									
May 2018	0	0	0	0	0	0	n/a	n/a	0
May 2017	0	0	0	0	0	0	n/a	n/a	0
Gloucester outside greenbelt									
May 2018	50	0	35	0	0	2	n/a	n/a	87
May 2017	24	2	29	0	2	27	n/a	n/a	84
Kanata									
May 2018	28	0	55	0	0	9	n/a	n/a	92
May 2017	54	0	23	0	0	0	n/a	n/a	77
Cumberland									
May 2018	41	0	32	0	0	0	n/a	n/a	73
May 2017	27	0	18	0	0	12	n/a	n/a	57
Goulbourn									
May 2018	24	2	27	0	0	0	n/a	n/a	53
May 2017	12	2	8	0	0	0	n/a	n/a	22
West Carleton									
May 2018	3	1	0	0	0	0	n/a	n/a	4
May 2017	0	0	3	0	0	0	n/a	n/a	3
Rideau									
May 2018	17	0	4	0	0	0	n/a	n/a	21
May 2017	10	2	0	0	0	0	n/a	n/a	12
Osgoode									
May 2018	5	0	0	0	0	0	n/a	n/a	5
May 2017	3	0	0	0	0	0	n/a	n/a	3
Clarence-Rockland City									
May 2018	26	0	1	0	0	2	n/a	n/a	29
May 2017	5	0	0	0	0	0	n/a	n/a	5
Russell Township									
May 2018	5	1	1	0	0	0	n/a	n/a	7
May 2017	6	1	4	0	0	0	n/a	n/a	11
Ottawa-Gatineau CMA (Ontario portion)									
May 2018	254	15	188	0	0	42	n/a	n/a	499
May 2017	169	10	113	0	2	68	n/a	n/a	362

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3: History of Housing Starts of Ottawa-Gatineau CMA (Ontario Portion) 2008 - 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2017	2,283	262	1,921	0	50	1,431	9	1,501	7,457
% Change	14.7	19.1	15.4	n/a	-16.7	131.2	-91.2	133.4	40.8
2016	1,990	220	1,664	0	60	619	102	643	5,298
% Change	-0.1	34.1	27.1	n/a	**	-21.8	131.8	-3.0	6.6
2015	1,992	164	1,309	0	8	792	44	663	4,972
% Change	12.2	-31.1	-23.4	n/a	100.0	-44.1	-10.2	16.5	-13.7
2014	1,775	238	1,709	0	4	1,418	49	569	5,762
% Change	-0.7	-39.6	5.2	n/a	-50.0	-37.5	**	20.0	-12.2
2013	1,787	394	1,625	0	8	2,268	4	474	6,560
% Change	12.2	41.7	17.1	n/a	14.3	-0.4	-87.5	4.9	8.9
2012	1,592	278	1,388	0	7	2,277	32	452	6,026
% Change	-25.4	-22.8	-24.9	n/a	n/a	68.2	**	**	4.0
2011	2,134	360	1,849	0	0	1,354	1	91	5,794
% Change	-7.3	-0.6	-4.0	n/a	-100.0	-10.3	-94.1	-70.0	-10.1
2010	2,302	362	1,926	0	27	1,509	17	303	6,446
% Change	-6.8	23.5	1.6	n/a	125.0	62.8	-43.3	62.9	10.9
2009	2,471	293	1,895	0	12	927	30	186	5,814
% Change	-16.4	38.9	-10.1	n/a	-80.0	-38.2	**	17.0	-16.9
2008	2,956	211	2,109	0	60	1,501	2	159	6,998

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
May 2018

Submarket	Single		Semi		Row		Apt. & Other		Total		
	May 2018	May 2017	May 2018	May 2017	May 2018	May 2017	May 2018	May 2017	May 2018	May 2017	% Change
Ottawa City	217	170	18	16	219	120	68	250	522	556	-6.1
Ottawa, Vanier, Rockcliffe	8	19	10	6	0	10	30	204	48	239	-79.9
Nepean inside greenbelt	4	2	2	0	9	0	0	0	15	2	**
Nepean outside greenbelt	15	47	0	2	55	17	12	32	82	98	-16.3
Gloucester inside greenbelt	0	0	2	0	0	0	0	0	2	0	n/a
Gloucester outside greenbelt	58	17	0	2	54	43	12	0	124	62	100.0
Kanata	24	34	0	0	53	0	14	14	91	48	89.6
Cumberland	24	11	0	0	19	24	0	0	43	35	22.9
Goulbourn	37	20	4	6	29	22	0	0	70	48	45.8
West Carleton	3	2	0	0	0	4	0	0	3	6	-50.0
Rideau	29	11	0	0	0	0	0	0	29	11	163.6
Osgoode	15	7	0	0	0	0	0	0	15	7	114.3
Clarence-Rockland City	15	3	0	0	0	6	0	32	15	41	-63.4
Russell Township	22	13	2	2	0	4	0	0	24	19	26.3
Ottawa-Gatineau CMA (Ontario Portion)	254	186	20	18	219	130	68	282	561	616	-8.9

Table 2.1: Starts by Submarket and by Dwelling Type
January - May 2018

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	% Change
Ottawa City	706	584	112	73	600	474	523	1,150	1,941	2,281	-14.9
Ottawa, Vanier, Rockcliffe	32	70	64	27	26	22	102	936	224	1,055	-78.8
Nepean inside greenbelt	4	4	4	0	9	0	0	0	17	4	**
Nepean outside greenbelt	74	131	4	6	77	77	24	32	179	246	-27.2
Gloucester inside greenbelt	0	0	2	0	0	0	0	22	2	22	-90.9
Gloucester outside greenbelt	121	115	2	8	123	113	12	24	258	260	-0.8
Kanata	106	107	4	2	110	6	182	93	402	208	93.3
Cumberland	88	32	2	10	134	175	0	12	224	229	-2.2
Goulbourn	136	60	22	16	118	71	203	24	479	171	180.1
West Carleton	13	8	2	0	0	4	0	0	15	12	25.0
Rideau	105	44	4	2	3	6	0	7	112	59	89.8
Osgoode	27	13	2	2	0	0	0	0	29	15	93.3
Clarence-Rockland City	38	18	2	4	4	12	0	44	44	78	-43.6
Russell Township	29	27	4	8	0	4	0	35	33	74	-55.4
Ottawa-Gatineau CMA (Ontario Portion)	773	629	118	85	604	490	523	1,229	2,018	2,433	-17.1

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
May 2018

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	May 2018	May 2017	May 2018	May 2017	May 2018	May 2017	May 2018	May 2017
Ottawa City	219	120	0	0	36	46	32	204
Ottawa, Vanier, Rockcliffe	0	10	0	0	0	0	30	204
Nepean inside greenbelt	9	0	0	0	0	0	0	0
Nepean outside greenbelt	55	17	0	0	12	32	0	0
Gloucester inside greenbelt	0	0	0	0	0	0	0	0
Gloucester outside greenbelt	54	43	0	0	10	0	2	0
Kanata	53	0	0	0	14	14	0	0
Cumberland	19	24	0	0	0	0	0	0
Goulbourn	29	22	0	0	0	0	0	0
West Carleton	0	4	0	0	0	0	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	0	0	0	0	0	0	0	0
Clarence-Rockland City	0	6	0	0	0	20	0	12
Russell Township	0	4	0	0	0	0	0	0
Ottawa-Gatineau CMA (Ontario Portion)	219	130	0	0	36	66	32	216

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - May 2018

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Ottawa City	593	474	7	0	106	653	401	497
Ottawa, Vanier, Rockcliffe	19	22	7	0	26	541	60	395
Nepean inside greenbelt	9	0	0	0	0	0	0	0
Nepean outside greenbelt	77	77	0	0	24	32	0	0
Gloucester inside greenbelt	0	0	0	0	0	0	0	22
Gloucester outside greenbelt	123	113	0	0	10	24	2	0
Kanata	110	6	0	0	28	14	154	79
Cumberland	134	175	0	0	0	12	0	0
Goulbourn	118	71	0	0	18	24	185	0
West Carleton	0	4	0	0	0	0	0	0
Rideau	3	6	0	0	0	6	0	1
Osgoode	0	0	0	0	0	0	0	0
Clarence-Rockland City	4	12	0	0	0	20	0	24
Russell Township	0	4	0	0	0	0	0	35
Ottawa-Gatineau CMA (Ontario Portion)	597	490	7	0	106	673	401	556

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
May 2018

Submarket	Freehold		Condominium		Rental		Total*	
	May 2018	May 2017	May 2018	May 2017	May 2018	May 2017	May 2018	May 2017
Ottawa City	454	306	36	46	32	204	522	556
Ottawa, Vanier, Rockcliffe	18	35	0	0	30	204	48	239
Nepean inside greenbelt	15	2	0	0	0	0	15	2
Nepean outside greenbelt	70	66	12	32	0	0	82	98
Gloucester inside greenbelt	2	0	0	0	0	0	2	0
Gloucester outside greenbelt	112	62	10	0	2	0	124	62
Kanata	77	34	14	14	0	0	91	48
Cumberland	43	35	0	0	0	0	43	35
Goulbourn	70	48	0	0	0	0	70	48
West Carleton	3	6	0	0	0	0	3	6
Rideau	29	11	0	0	0	0	29	11
Osgoode	15	7	0	0	0	0	15	7
Clarence-Rockland City	15	9	0	20	0	12	15	41
Russell Township	24	19	0	0	0	0	24	19
Ottawa-Gatineau CMA (Ontario Portion)	493	334	36	66	32	216	561	616

Table 2.5: Starts by Submarket and by Intended Market
January - May 2018

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Ottawa City	1,407	1,130	106	647	412	504	1,941	2,281
Ottawa, Vanier, Rockcliffe	111	114	26	541	71	400	224	1,055
Nepean inside greenbelt	17	4	0	0	0	0	17	4
Nepean outside greenbelt	155	214	24	32	0	0	179	246
Gloucester inside greenbelt	2	0	0	0	0	22	2	22
Gloucester outside greenbelt	246	234	10	24	2	2	258	260
Kanata	220	115	28	14	154	79	402	208
Cumberland	224	217	0	12	0	0	224	229
Goulbourn	276	147	18	24	185	0	479	171
West Carleton	15	12	0	0	0	0	15	12
Rideau	112	58	0	0	0	1	112	59
Osgoode	29	15	0	0	0	0	29	15
Clarence-Rockland City	44	34	0	20	0	24	44	78
Russell Township	33	39	0	0	0	35	33	74
Ottawa-Gatineau CMA (Ontario Portion)	1,484	1,203	106	667	412	563	2,018	2,433

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
May 2018

Submarket	Single		Semi		Row		Apt. & Other		Total*		
	May 2018	May 2017	May 2018	May 2017	May 2018	May 2017	May 2018	May 2017	May 2018	May 2017	% Change
Ottawa City	205	161	18	8	164	110	80	106	467	385	21.3
Ottawa, Vanier, Rockcliffe	15	5	12	2	9	8	12	0	48	15	**
Nepean inside greenbelt	0	1	2	0	0	0	0	0	2	1	100.0
Nepean outside greenbelt	38	19	2	0	14	25	12	72	66	116	-43.1
Gloucester inside greenbelt	0	0	0	0	0	0	0	0	0	0	n/a
Gloucester outside greenbelt	42	30	0	2	23	23	42	24	107	79	35.4
Kanata	21	56	0	0	56	28	14	0	91	84	8.3
Cumberland	41	25	0	0	31	18	0	10	72	53	35.8
Goulbourn	26	12	2	2	27	8	0	0	55	22	150.0
West Carleton	3	0	0	0	0	0	0	0	3	0	n/a
Rideau	15	10	0	2	4	0	0	0	19	12	58.3
Osgoode	4	3	0	0	0	0	0	0	4	3	33.3
Clarence-Rockland City	25	4	2	0	3	0	0	0	30	4	**
Russell Township	8	4	0	2	0	4	4	0	12	10	20.0
Ottawa-Gatineau CMA (Ontario Portion)	238	169	20	10	167	114	84	106	509	399	27.6

Table 3.1: Completions by Submarket and by Dwelling Type
January - May 2018

Submarket	Single		Semi		Row		Apt. & Other		Total*		
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	% Change
Ottawa City	807	677	80	74	727	627	751	277	2,365	1,655	42.9
Ottawa, Vanier, Rockcliffe	72	33	44	18	41	23	625	135	782	209	**
Nepean inside greenbelt	3	8	2	0	0	0	0	0	5	8	-37.5
Nepean outside greenbelt	147	129	14	18	182	209	24	96	367	452	-18.8
Gloucester inside greenbelt	2	0	0	0	0	0	22	0	24	0	n/a
Gloucester outside greenbelt	136	64	2	6	157	79	54	36	349	185	88.6
Kanata	92	194	0	0	96	142	14	0	202	336	-39.9
Cumberland	100	99	4	4	113	82	0	10	217	195	11.3
Goulbourn	133	71	12	18	120	71	12	0	277	160	73.1
West Carleton	17	15	0	4	4	8	0	0	21	27	-22.2
Rideau	85	35	2	4	14	13	0	0	101	52	94.2
Osgoode	20	29	0	2	0	0	0	0	20	31	-35.5
Clarence-Rockland City	64	42	4	0	9	4	10	0	87	46	89.1
Russell Township	32	31	8	18	11	4	57	28	108	81	33.3
Ottawa-Gatineau CMA (Ontario Portion)	903	750	92	92	747	635	818	305	2,560	1,782	43.7

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
May 2018

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	May 2018	May 2017	May 2018	May 2017	May 2018	May 2017	May 2018	May 2017
Ottawa City	161	110	3	0	38	82	42	24
Ottawa, Vanier, Rockcliffe	6	8	3	0	8	0	4	0
Nepean inside greenbelt	0	0	0	0	0	0	0	0
Nepean outside greenbelt	14	25	0	0	0	48	12	24
Gloucester inside greenbelt	0	0	0	0	0	0	0	0
Gloucester outside greenbelt	23	23	0	0	16	24	26	0
Kanata	56	28	0	0	14	0	0	0
Cumberland	31	18	0	0	0	10	0	0
Goulbourn	27	8	0	0	0	0	0	0
West Carleton	0	0	0	0	0	0	0	0
Rideau	4	0	0	0	0	0	0	0
Osgoode	0	0	0	0	0	0	0	0
Clarence-Rockland City	3	0	0	0	0	0	0	0
Russell Township	0	4	0	0	0	0	4	0
Ottawa-Gatineau CMA (Ontario Portion)	164	114	3	0	38	82	46	24

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - May 2018

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Ottawa City	724	617	3	10	329	118	422	159
Ottawa, Vanier, Rockcliffe	38	13	3	10	263	12	362	123
Nepean inside greenbelt	0	0	0	0	0	0	0	0
Nepean outside greenbelt	182	209	0	0	12	60	12	36
Gloucester inside greenbelt	0	0	0	0	0	0	22	0
Gloucester outside greenbelt	157	79	0	0	28	36	26	0
Kanata	96	142	0	0	14	0	0	0
Cumberland	113	82	0	0	0	10	0	0
Goulbourn	120	71	0	0	12	0	0	0
West Carleton	4	8	0	0	0	0	0	0
Rideau	14	13	0	0	0	0	0	0
Osgoode	0	0	0	0	0	0	0	0
Clarence-Rockland City	9	4	0	0	10	0	0	0
Russell Township	11	4	0	0	0	28	57	0
Ottawa-Gatineau CMA (Ontario Portion)	744	625	3	10	339	146	479	159

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
May 2018

Submarket	Freehold		Condominium		Rental		Total*	
	May 2018	May 2017	May 2018	May 2017	May 2018	May 2017	May 2018	May 2017
Ottawa City	386	277	30	82	51	26	467	385
Ottawa, Vanier, Rockcliffe	35	13	0	0	13	2	48	15
Nepean inside greenbelt	2	1	0	0	0	0	2	1
Nepean outside greenbelt	54	44	0	48	12	24	66	116
Gloucester inside greenbelt	0	0	0	0	0	0	0	0
Gloucester outside greenbelt	65	55	16	24	26	0	107	79
Kanata	77	84	14	0	0	0	91	84
Cumberland	72	43	0	10	0	0	72	53
Goulbourn	55	22	0	0	0	0	55	22
West Carleton	3	0	0	0	0	0	3	0
Rideau	19	12	0	0	0	0	19	12
Osgoode	4	3	0	0	0	0	4	3
Clarence-Rockland City	28	4	0	0	2	0	30	4
Russell Township	8	10	0	0	4	0	12	10
Ottawa-Gatineau CMA (Ontario Portion)	422	291	30	82	57	26	509	399

Table 3.5: Completions by Submarket and by Intended Market
January - May 2018

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Ottawa City	1,605	1,354	321	118	439	183	2,365	1,655
Ottawa, Vanier, Rockcliffe	148	50	255	12	379	147	782	209
Nepean inside greenbelt	5	8	0	0	0	0	5	8
Nepean outside greenbelt	343	356	12	60	12	36	367	452
Gloucester inside greenbelt	2	0	0	0	22	0	24	0
Gloucester outside greenbelt	295	149	28	36	26	0	349	185
Kanata	188	336	14	0	0	0	202	336
Cumberland	217	185	0	10	0	0	217	195
Goulbourn	265	160	12	0	0	0	277	160
West Carleton	21	27	0	0	0	0	21	27
Rideau	101	52	0	0	0	0	101	52
Osgoode	20	31	0	0	0	0	20	31
Clarence-Rockland City	73	46	10	0	4	0	87	46
Russell Township	51	53	0	28	57	0	108	81
Ottawa-Gatineau CMA (Ontario Portion)	1,729	1,453	331	146	500	183	2,560	1,782

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
May 2018

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $449,999		$450,000 - $549,999		$550,000 - $599,999		$600,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Ottawa City													
May 2018	0	0.0	48	24.2	78	39.4	34	17.2	38	19.2	198	530,000	539,759
May 2017	7	4.7	56	37.8	41	27.7	13	8.8	31	20.9	148	480,000	511,398
Year-to-date 2018	3	0.4	167	23.8	215	30.6	115	16.4	203	28.9	703	545,000	564,959
Year-to-date 2017	10	1.7	213	37.2	169	29.5	56	9.8	125	21.8	573	485,000	521,271
Ottawa, Vanier, Rockcliffe													
May 2018	0	0.0	0	0.0	0	0.0	0	0.0	10	100.0	10	-	862,500
May 2017	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
Year-to-date 2018	0	0.0	0	0.0	0	0.0	0	0.0	48	100.0	48	-	851,375
Year-to-date 2017	0	0.0	0	0.0	0	0.0	0	0.0	11	100.0	11	-	-
Nepean inside greenbelt													
May 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
May 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Nepean outside greenbelt													
May 2018	0	0.0	14	35.9	13	33.3	7	17.9	5	12.8	39	525,000	511,593
May 2017	0	0.0	9	42.9	4	19.0	3	14.3	5	23.8	21	-	-
Year-to-date 2018	0	0.0	57	39.0	37	25.3	23	15.8	29	19.9	146	525,000	527,275
Year-to-date 2017	0	0.0	47	36.7	39	30.5	16	12.5	26	20.3	128	540,000	547,782
Gloucester inside greenbelt													
May 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
May 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Gloucester outside greenbelt													
May 2018	0	0.0	4	9.1	22	50.0	6	13.6	12	27.3	44	530,000	546,606
May 2017	0	0.0	1	4.3	12	52.2	5	21.7	5	21.7	23	-	543,793
Year-to-date 2018	0	0.0	11	9.2	46	38.3	29	24.2	34	28.3	120	532,500	552,618
Year-to-date 2017	0	0.0	3	5.3	28	49.1	14	24.6	12	21.1	57	-	541,750
Kanata													
May 2018	0	0.0	9	33.3	12	44.4	4	14.8	2	7.4	27	440,000	491,410
May 2017	1	1.9	22	40.7	11	20.4	4	7.4	16	29.6	54	-	-
Year-to-date 2018	0	0.0	25	25.3	27	27.3	18	18.2	29	29.3	99	440,000	550,406
Year-to-date 2017	1	0.5	73	38.2	46	24.1	17	8.9	54	28.3	191	445,000	534,510
Cumberland													
May 2018	0	0.0	9	22.5	22	55.0	8	20.0	1	2.5	40	495,000	502,580
May 2017	0	0.0	16	59.3	10	37.0	1	3.7	0	0.0	27	-	433,617
Year-to-date 2018	1	1.0	30	31.3	42	43.8	13	13.5	10	10.4	96	495,000	491,065
Year-to-date 2017	1	1.1	54	58.7	30	32.6	2	2.2	5	5.4	92	415,000	448,318
Goulbourn													
May 2018	0	0.0	7	29.2	6	25.0	5	20.8	6	25.0	24	552,500	527,513
May 2017	1	8.3	5	41.7	4	33.3	0	0.0	2	16.7	12	-	-
Year-to-date 2018	0	0.0	23	18.7	41	33.3	24	19.5	35	28.5	123	567,500	558,997
Year-to-date 2017	1	1.6	27	42.9	22	34.9	6	9.5	7	11.1	63	545,000	474,521

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
May 2018

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $449,999		$450,000 - $549,999		$550,000 - $599,999		$600,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
West Carleton													
May 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
May 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2018	0	0.0	0	0.0	1	50.0	0	0.0	1	50.0	2	-	-
Year-to-date 2017	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	-	-
Rideau													
May 2018	0	0.0	4	30.8	3	23.1	4	30.8	2	15.4	13	-	518,592
May 2017	5	55.6	2	22.2	0	0.0	0	0.0	2	22.2	9	-	-
Year-to-date 2018	2	3.3	19	31.1	18	29.5	8	13.1	14	23.0	61	-	497,011
Year-to-date 2017	7	36.8	7	36.8	0	0.0	1	5.3	4	21.1	19	-	-
Osgoode													
May 2018	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	-	-
May 2017	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	-	-
Year-to-date 2018	0	0.0	2	25.0	3	37.5	0	0.0	3	37.5	8	-	-
Year-to-date 2017	0	0.0	2	22.2	4	44.4	0	0.0	3	33.3	9	-	-
Clarence-Rockland City													
May 2018	3	15.8	12	63.2	4	21.1	0	0.0	0	0.0	19	410,000	404,393
May 2017	1	25.0	3	75.0	0	0.0	0	0.0	0	0.0	4	-	389,915
Year-to-date 2018	6	18.8	20	62.5	6	18.8	0	0.0	0	0.0	32	410,000	401,054
Year-to-date 2017	12	48.0	13	52.0	0	0.0	0	0.0	0	0.0	25	365,000	350,017
Russell Township													
May 2018	1	25.0	2	50.0	1	25.0	0	0.0	0	0.0	4	-	387,650
May 2017	2	33.3	4	66.7	0	0.0	0	0.0	0	0.0	6	-	366,725
Year-to-date 2018	3	11.5	17	65.4	6	23.1	0	0.0	0	0.0	26	-	399,788
Year-to-date 2017	5	17.2	20	69.0	4	13.8	0	0.0	0	0.0	29	-	381,484
Ottawa-Gatineau CMA (Ontario portion)													
May 2018	4	1.8	62	28.1	83	37.6	34	15.4	38	17.2	221	515,000	525,368
May 2017	10	6.3	63	39.9	41	25.9	13	8.2	31	19.6	158	460,000	495,897
Year-to-date 2018	12	1.6	204	26.8	227	29.8	115	15.1	203	26.7	761	530,000	550,880
Year-to-date 2017	27	4.3	246	39.2	173	27.6	56	8.9	125	19.9	627	470,000	505,102

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units May 2018						
Submarket	May 2018	May 2017	% Change	YTD 2018	YTD 2017	% Change
Ottawa City	539,759	511,398	5.5	564,959	521,271	8.4
Ottawa, Vanier, Rockcliffe	862,500	-	n/a	851,375	-	n/a
Nepean inside greenbelt	-	-	n/a	-	-	n/a
Nepean outside greenbelt	511,593	-	n/a	527,275	547,782	-3.7
Gloucester inside greenbelt	-	-	n/a	-	-	n/a
Gloucester outside greenbelt	546,606	543,793	0.5	552,618	541,750	2.0
Kanata	491,410	-	n/a	550,406	534,510	3.0
Cumberland	502,580	433,617	15.9	491,065	448,318	9.5
Goulbourn	527,513	-	n/a	558,997	474,521	17.8
West Carleton	-	-	n/a	-	-	n/a
Rideau	518,592	-	n/a	497,011	-	n/a
Osgoode	-	-	n/a	-	-	n/a
Clarence-Rockland City	404,393	389,915	3.7	401,054	350,017	14.6
Russell Township	387,650	366,725	5.7	399,788	381,484	4.8
Ottawa-Gatineau CMA (Ontario Portion)	525,368	495,897	5.9	550,880	505,102	9.1

Source: CMHC (Market Absorption Survey)

Figure 5.1: MLS® Residential Average Price for Ottawa- Gatineau CMA (Ontario Portion)

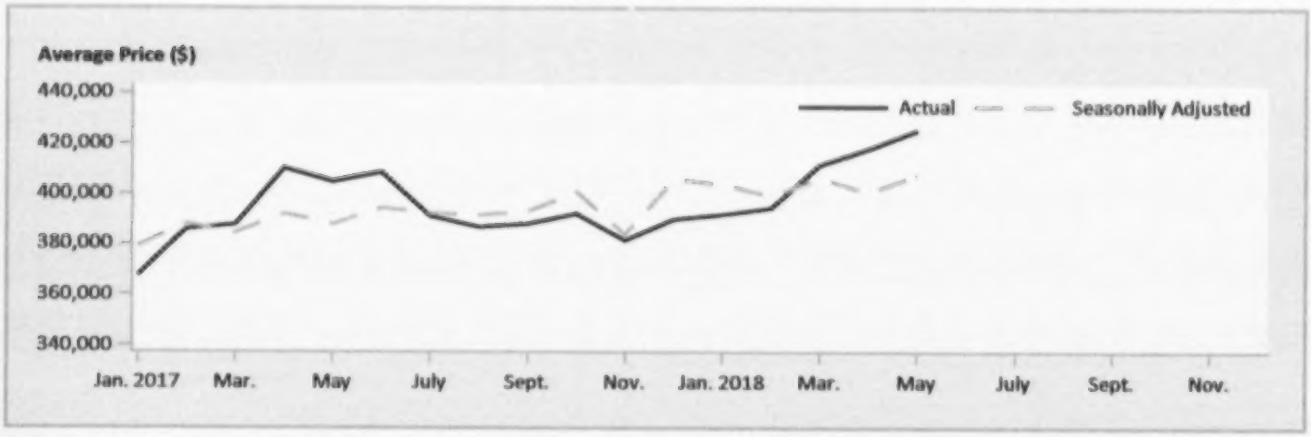


Figure 5.2: MLS® Residential Sales for Ottawa- Gatineau CMA (Ontario Portion)

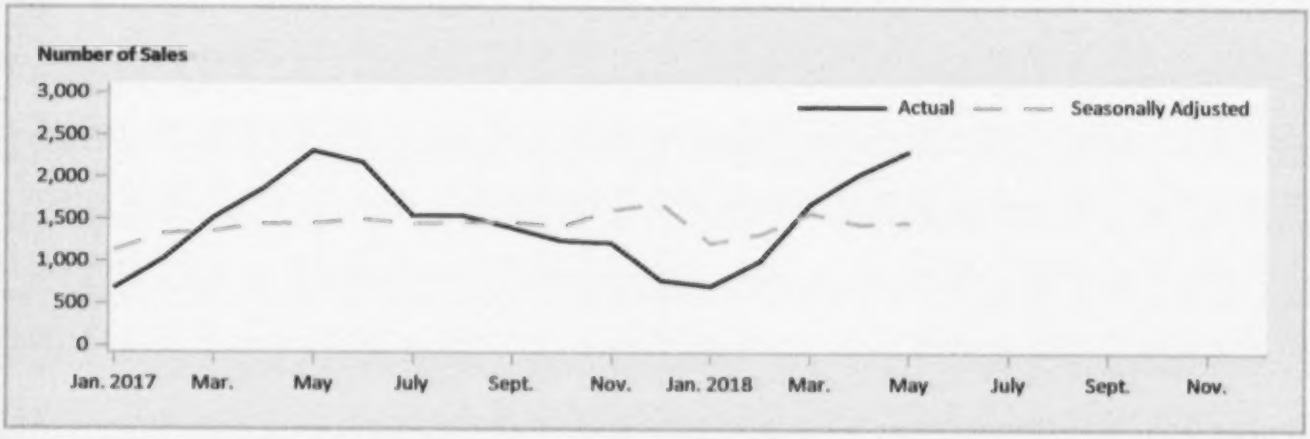
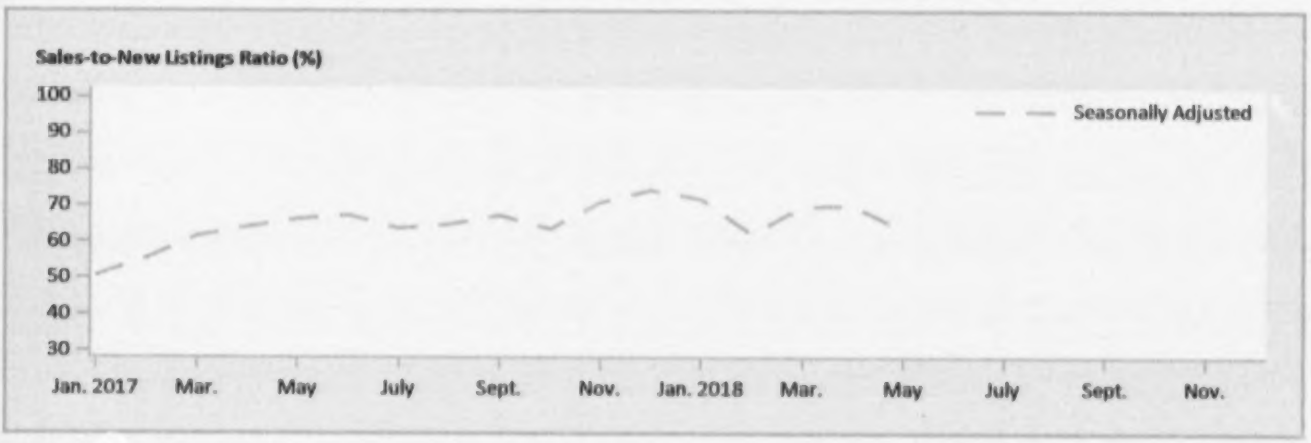


Figure 5.3: MLS® Residential Sales- to- New Listings Ratio for Ottawa- Gatineau CMA (Ontario Portion)



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Source: CREA / Haver Analytics

Table 6: Economic Indicators
May 2018

		Interest Rates			NHPI, Total, Ottawa-Gatineau CMA 2016.12 =100	CPI, 2002 =100 (Ottawa-Gatineau CMA (Ontario Portion))	Ottawa-Gatineau CMA (Ontario Portion) Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2017	January	561	3.14	4.64	100.1	128.9	549	5.8	69.2	1,094
	February	561	3.14	4.64	100.2	129.3	550	5.3	68.8	1,084
	March	561	3.14	4.64	100.8	129.5	550	5.1	68.6	1,080
	April	561	3.14	4.64	101.1	130.2	548	5.2	68.4	1,090
	May	561	3.14	4.64	101.5	130.0	545	5.8	68.3	1,106
	June	561	3.14	4.64	102.4	130.1	546	6.0	68.4	1,114
	July	573	3.14	4.84	102.7	130.0	542	6.4	68.1	1,120
	August	573	3.14	4.84	103.1	129.9	541	6.0	67.6	1,129
	September	575	3.09	4.89	103.1	130.3	541	5.8	67.4	1,139
	October	581	3.24	4.99	104.1	130.3	541	5.9	67.3	1,142
	November	581	3.24	4.99	104.6	130.7	545	5.8	67.6	1,138
	December	581	3.24	4.99	104.7	130.1	548	5.6	67.8	1,127
2018	January	590	3.34	5.14	104.8	131.3	552	5.4	67.9	1,124
	February	590	3.34	5.14	105.2	132.1	552	5.3	67.8	1,121
	March	590	3.34	5.14	106.6	132.7	554	4.9	67.5	1,125
	April	590	3.34	5.14	106.7	133.0	560	4.2	67.8	1,133
	May	601	3.49	5.34		133.0	563	4.1	67.8	1,135
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology
The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2016 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology
The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a population centre (known as the core). A CMA must have a total population of at least 100,000 of which 50,000 or more must live in the core based on adjusted data from the previous Census of Population Program. A CA must have a core population of at least 10,000 also based on data from the previous Census of Population Program. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the core, as measured by commuting flows derived from data on place of work from the previous Census Program.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

2017 data based on 2016 Census Definitions. 2012-2016 data based on 2011 Census Definitions. 2007-2011 data based on 2006 Census Definitions.

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